



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Janelle Chan, Undersecretary

ADDENDUM #4 to Public Housing Notice 2019-14

To: All Local Housing Authority Executive Directors
From: Amy Stitely, Associate Director, Division of Public Housing
Subject: **DEADLINE EXTENSION – Public Housing Innovations Notice of Funding Availability**
Date: August 20, 2019

Notice of Funding Availability - Public Housing Innovations

Partnership to Expand Housing Opportunities (PEHO) Round II & Gateway Cities Revitalization Programs

1. **EXTENSION OF DEADLINE FOR RESPONSES TO NOFA TO FEBRUARY 12, 2020:**
DHCD has extended the deadline for responses to the Notice of Funding Availability (NOFA) for Public Housing Innovations. **The deadline for responses to both programs announced in the NOFA – Partnership to Expand Housing Opportunities (PEHO) Round II, and the Gateway Cities Revitalization program – has been extended from December 11, 2019, to February 12, 2020.** Applications can be submitted prior to the new deadline, but no awards will be made in either program until after February 12, 2020.
2. **ADDITIONAL DOCUMENTS:** Two additional documents are issued with this addendum for reference with the Partnership to Expand Housing Opportunities (PEHO) Round II NOFA:
 - a. **Memorandum Titled “Procurement, Leasing and Contracting Issues in Connection with PEHO II NOFA and RFP”:** this memo addresses several key procurement issues to be considered by all PEHO II applicants.
 - b. **Template Land Disposition/Development Agreement:** An LHA should attach this document to any RFP it issues seeking a developer partner for the PEHO II program. LHAs should use this document, or a document that includes key elements of this agreement identified in bold type, when they enter into a formal agreement with their selected developer partner.
3. **UPDATE TO Q&A:** DHCD has issued the following answer to a question received regarding the PEHO II program.

Q: The NOFA says (p.8) the “Public housing and market-rate units must be integrated with the development.” We are considering redeveloping our c. 667 elderly sites, and would like to add a substantial number of units that are NOT age-restricted to the sites. We are concerned that this could run afoul of fair housing laws that require a high percentage of the units in a development to be age-restricted if ANY of the units are age-restricted. If we subdivide a site and develop part of it for replacement c. 667 housing and the rest as non-age-restricted market rate housing, would that be acceptable to DHCD, given your priority for integration of the public housing and market rate units?

A: While all applicants must consult their legal counsel to ensure compliance with all federal and state Fair Housing laws pertaining to permissible age-restricted housing, for the purposes of the NOFA, DHCD will consider proposals that subdivide a lot to create separate sites for c. 667 replacement units and non-age restricted market rate units.

GENERAL NOTICE: Prospective applicants should review the original NOFA, all addenda and all related attachments to the NOFA before drafting their applications for funding. **All documents can be found at: <https://www.mass.gov/service-details/public-housing-admin-notices> under the heading “2019-14 Public Housing Innovations (PHI).**

If you have additional questions about the NOFA, please submit them via email to ben.stone@mass.gov and paul.mcpartland@mass.gov.